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**Z-2550**  
**LAFAYETTE CHRISTIAN SCHOOL FOUNDATION**  
**R1 to GB**

**STAFF REPORT**  
**September 12, 2013**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, represented by Joseph Bumbleburg, is requesting rezoning of 21.677 acres located at the old Aretz Airport, on the south side of CR 300 N, west of Old CR 400 E, Fairfield 11 (NE) 23-4.

Petitioner's representative has indicated there are no immediate plans for development of the site.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The property has been zoned R1, single-family residential, since zoning took effect in the County in 1965. Property surrounding to the north and east is also zoned R1. Agricultural zoning dominates farther north.

Land directly south of the site is R1. Further south is a part of the existing gravel pit operation located adjacent to and including the Hoosier Heartland is zoned I3. This property took on its industrial zoning in 1966 (Z-209). The I2 zoning found directly west of the site was rezoned in 2005 for the Roadwerks operation (Z-2257).

Further to the west, abutting Old SR 25 is 12+ acres of GB-zoned property, successfully rezoned from R1 and A in 2013 (Z-2522, -2524, and -2534). That property was the location of a special exception (and later expansion) granted in 1998 and 2011 for a motor freight transportation and warehousing operation; that use is permitted by right in the GB zone.

**AREA LAND USE PATTERNS:**

These 21.67 acres are undeveloped and in row crop production. The City of Lafayette's property intended for future well fields is located directly south; abutting that property is the Hoosier Heartland corridor.

A lone single family home is located to the east where the old CR 300 N ends in a cul-de-sac. A three-lot subdivision, Heartland Acres, was approved (but has yet to be final-platted) just northeast of the site.

A church is across CR 300 to the north and west of that is the Piney Grove Subdivision with about two dozen single-family homes. Directly west of the site is a large parcel housing Roadwerks, a semi-truck accessory manufacturer.

**TRAFFIC AND TRANSPORTATION:**

The site has frontage on CR 300 N and on a portion of state-owned right-of-way. Access to the site will have to be coordinated with either the County Highway Department or INDOT.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

No public utilities are located in the area; all uses are served by well and septic.

If this rezone is approved, a type A bufferyard is required where GB zoning abuts I2 on the west and a type C bufferyard where R1 abuts to the south.

**STAFF COMMENTS:**

Since the opening of the Hoosier Heartland project (SR 25) last fall, the APC has seen four rezone requests (with seven total parcels) for General Business zoning (Z-2518, Z-2522, Z-2524 and Z-2534). All were approved by the County Commissioners in spring of 2013.

Staff recognizes that there are and will continue to be development pressures along the Hoosier Heartland and surrounding area. However staff maintains its position, supported by the *Comprehensive Plan*, that until public sewer and water are available in the area, these requests are premature. In the future, residential zoning may no longer be appropriate for this area but given the lack of sanitary utilities and no plan for development, staff cannot support this request.

**STAFF RECOMMENDATION:**

Denial